

Clerk: please record and return to:
R. Timothy Estes, Esq.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2025 12:56:10 PM
\$23.00 PAYGE
20250904000271980

Alicia S. Bayl

Indexing References:
Inst. #: 20250812000246100 &
Inst. #: 20250812000246110
Current Owner: Heather Partridge

STATE OF ALABAMA)

COUNTY OF SHELBY)

SCRIVENER’S AFFIDAVIT

Personally appeared before me the undersigned Deponent, R. Timothy Estes, as the closing attorney, and who, being duly sworn, deposes and states under oath as follows:

- 1. That Affiant has personal knowledge of the matters stated herein and gives this Affidavit based upon such personal knowledge.
- 2. That on or about August 08, 2025, as the closing attorney, I conducted a real estate closing by which Heather Partridge (hereinafter referred to as “Purchaser”) purchased the property located at 1387 Chelsea Park Trail Chelsea, Alabama 35043 (hereinafter referred to as the “Property”), from D.R. Horton, Inc., - Birmingham (hereinafter referred to as “Seller”).
- 3. That simultaneous with said purchase of the Property, Purchaser executed a First and Second Mortgage in the amounts of \$353,380.00 and \$10,000.00 encumbering said property. Said Mortgages were recorded on August 12, 2025, in the Office of the Judge of Probate for Shelby County, Alabama as Instrument Numbers 20250812000246100 and 20250812000246110 respectively (the “Mortgages”).
- 4. That said Mortgages contain a scrivener’s error in that the Parcel Identification Number (PIN) in the “TRANSFER OF RIGHTS IN THE PROPERTY” paragraph has a missing decimal point and digit. The incorrect PIN is shown as “16-3-06-2-001-006-28”.
- 5. The correct PIN is as follows: **16-3-06-2-001-006.028**
- 6. That Affiant’s attention has been directed to the fact that the within affidavit is to be presented for recording and shall constitute notice of the facts recited herein and may be relied upon by purchasers, lenders, lessees, title insurance companies, and any others who might acquire rights in or insure title to the property in question.

IN WITNESS WHEREOF, I have set my hand and seal this the 4th day of September 2025.

R. Timothy Estes
R. Timothy Estes, as AFFIANT
2188 Parkway Lake Drive, Suite 101
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned notary public in and for said county in and for said state, hereby certify that R. Timothy Estes, whose name is signed to the foregoing affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing affidavit he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 4th day of September 2025.

Caroline Kacker
Notary Public
My Commission Expires: 121112027

